



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

July 7, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ELECTION OF OFFICERS**
- IV. **PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

V. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

VI. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meeting of April 21, 2004.
- B. **Communications**
- C. **Entitlements**

VII. REPORTS BY COMMISSIONERS

- A. Resolution of Appreciation: Jeffrey Harrington

VIII. CONTINUED MATTERS

IX. NEW MATTERS

- A. Consideration of Rezone Application No. R-03-78 and related Vesting Tentative Tract Map No. 5196/UGM and environmental findings, filed by Synergy Golden Dawn, L.L.C., for 20 acres located on the southeast corner of East Kings Canyon Road and South Armstrong Avenue.
 - 1. Environmental Assessment No. R-03-78/T-5196, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-03-78, requesting to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

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3. Vesting Tentative Tract No. 5196/UGM, proposes to subdivide the entire site into an 84-lot (plus one outlot) single family residential subdivision.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval of the rezone application to City Council; Approve tentative tract map
 - Will be considered by City Council (rezone application only)
- B. Consideration of Rezone Application No. R-04-24 and related Conditional Use Permit Application No. C-04-62, filed by Southern California Presbyterian Homes, for 3.72 acres located on the southwest corner of North Marty and West San Jose Avenues.
 1. Environmental Assessment No. R-04-24/C-04-62, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-24, requesting to rezone the subject property from R-P/UGM/cz (*Residential and Professional Office District/Urban Growth Management Area/conditions of zoning*) zone district to C-P/UGM/cz (*Administrative and Professional Office District/Urban Growth Management/conditions of zoning*) zone district.
 3. Conditional Use Permit Application No. C-04-62, requesting authorization to develop a 148-unit senior citizens independent living facility with on-site recreational and laundry facilities in 2 three-story buildings.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the rezone application to City Council; Affirm Planning and Development Director's Approval of the conditional use permit application (this is contingent upon rezoning)
 - Will be considered by City Council (rezone application only)

IX. NEW MATTERS – Continued

- C. Consideration of Text Amendment No. TA-04-01 and environmental findings, initiated by the Planning and Development Department Director to add "Forrier," to the C-P zone district, subject to a conditional use permit (Section 12-216.3-B-3.3 of the Fresno Municipal Code).
 1. Environmental Assessment No. TA-04-01, determination of a Categorical Exemption from the requirements of California Environmental Quality Act (CEQA).
 2. Text Amendment No. TA-04-01, as described above.
 - City-Wide Application
 - Staff Member: David Stiglich
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- D. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit Application No. C-03-194 and related environmental finding, filed by

Thomas A. Thomas, for 0.45 acres located on the southeast corner of Van Ness Avenue and Santa Clara Street (459 Van Ness Avenue) relating to the development of an indoor used automobile sales dealership and automobile pawn facility to be enclosed within an existing 10,000-square foot building.

1. Environmental Assessment No. C-03-194, determination of a Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
2. Conditional Use Permit Application No. C-03-194, as described above.
 - Central Area Community Plan
 - Convention Center Redevelopment Project Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Deny appeal; Approve application
 - May be considered by City Council

X. REPORT FROM SECRETARY

- A. Workshop on Open Space Requirements:
Presented by Richard Putnam, Parks Department Interim Director and Mike Kim, Public Works Department Interim Director.

XI. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT